

COMMON COUNCIL
COUNCIL CHAMBERS
FEBRUARY 19, 2008

I. Meeting Called to Order

Mayor Armstrong called a regular meeting of the City Common Council to order at approximately 7:05 P.M. in the City Council Chambers.

A. Opening Prayer was given by Mike Malinsky with St. Peter's Lutheran Church.

B. Pledge of Allegiance was led by Mayor Fred Armstrong.

C. Roll Call: Jesse Brand, Ann DeVore, George Dutro, Craig Hawes, Martha Myers, Joseph Richardson and Priscilla Scalf were present.

D. Acceptance of the Minutes from January 16, 2008 and February 5, 2008. Tim Coriden, City Attorney, indicated the minutes of the January 16, 2008 City Common Council meeting should be amended to reflect that the second reading on the Ordinance Adopting a Replacement Zoning Ordinance would to be reset on the Agenda at the will of the Pro Tem. Martha Myers made a motion to amend the minutes of January 16, 2008. Ann DeVore seconded the motion. The motion passed by a vote of 7 to 0. George Dutro moved to approve the amended Minutes. Martha Myers seconded the motion. The motion passed by a vote of 7 to 0.

Priscilla Scalf moved to approve the minutes from the Council meeting of February 5, 2008. Ann DeVore seconded that motion. The motion passed by a vote of 7 to 0.

President Pro Tem Martha Myers requested the Ordinance Adopting a Replacement Zoning Ordinance for the Jurisdiction of the City of Columbus be placed back on the Agenda for the City Common Council meeting on March 18, 2008.

Mayor Armstrong requested that Item H. and Item I. not be heard at this meeting. Jesse Brand moved to remove Item H and Item I. from the Agenda for the evening. Ann DeVore seconded the motion. The motion passed by a vote of 7 to 0.

II. Unfinished Business Requiring Council Action

A. Second reading of an Ordinance entitled "ORDINANCE NO.5, 2008, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY FROM "B-4" (HIGHWAY BUSINESS) TO "I-2" (MEDIUM INDUSTRIAL)." (Jim Gordon rezone) Jeff Bergman, Planning Director presented this Ordinance. Jeff recapped this Ordinance and indicated he had sent out a new amended Ordinance with the conditions as it pertains to certain lots. Brief discussion followed. George Dutro moved to amend the Ordinance as published. Craig Hawes seconded the motion. The motion passed by a vote of 7 to 0. George Dutro moved to adopt the Amended Ordinance. Jesse Brand seconded the motion. The motion passed by a vote of 7 to 0.

- B. Second reading of an Ordinance entitled “ORDINANCE NO. 6, 2008, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY FROM “R-6” (MULTI-FAMILY RESIDENTIAL) TO “R-7c” (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS).” (Scott Ellegood) Jeff Bergman recapped this Ordinance. Brief discussion followed. George Dutro moved to approve the Ordinance. Jesse Brand seconded the motion. The motion passed by a vote of 7 to 0.
- C. Second reading of an Ordinance entitled “ORDINANCE NO. 7, 2008, ORDINANCE AMENDING THE REGULARLY SCHEDULED COMMON COUNCIL MEETING TIMES FOR THE CITY OF COLUMBUS.” Tim Coriden, City Attorney, recapped this Ordinance and asked Council to pass this Ordinance allowing the meeting time to change from 7:00 P.M. to 6:00 P.M. Brief discussion followed. Martha Myers moved to approve the Ordinance. Priscilla Scalf seconded the motion. The motion passed by a vote of 7 to 0.
- D. Second reading of an Ordinance entitled “ORDINANCE NO._____, 2008, AN ORDINANCE ADOPTING A REPLACEMENT ZONING ORDINANCE FOR THE JURISDICTION OF THE CITY OF COLUMBUS.” Jeff Bergman – **This Item will be heard on March 18, 2008.**

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled “RESOLUTION NO. 7, 2008, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7.” (Commons Office Partners, L.L.C.) Jim Clouse, Special Project Manager for Community Development, presented this Resolution along with Tim Dora, member of Commons Office-Partners, LLC, and Ed Curtin, Director of the Redevelopment Commission. Tim Dora requested tax abatement on real property in conjunction with the rehabilitation of a portion of the former Commons Mall in the amount of \$12,500,000 in real property improvements. As a result of the improvement, 500 new jobs will be created by tenant Cummins Inc. with combined annual salaries of \$40,000,000. Craig Hawes reported the Incentive Review Committee met prior to Council meeting and found Commons Office Partners, LLC to be in substantial compliance. Ed Curtin indicated the Redevelopment Commission had given a positive recommendation on this tax abatement. Craig Hawes moved to approve the Resolution. Ann DeVore seconded the motion. The motion passed by a vote of 7 to 0.
- B. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2008, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “AG” (AGRICULTURE) TO “R-6” (MULTI-family residential).” (Skaggs Builders) Jeff Bergman presented this Ordinance. Albert Skaggs, developer of this property, was also present. Jeff gave a brief overall summary of the request along with a power point presentation. Jeff indicated the applicant was requesting an area approximately 2.46 acres be rezoned to R-6 (Multi-family Residential). This property is located on the

west side of US 31, north of the intersection with County Road 400 North. Jeff indicated at the February 6, 2008 Plan Commission meeting a unfavorable recommendation was forwarded to City Council by a vote of 8 to 1. The applicant indicated he intended to construct up to 12 dwelling units on the property arranged as 6 duplexes. Mr. Skaggs spoke regarding this property and the positive growth and need for such a development. Discussion followed. George Dutro moved to deny the Ordinance. Martha Myers seconded the motion. Motion to deny Ordinance passed by a vote of 7 to 0.

- C. First Reading of an Ordinance entitled “AN ORDINANCE NO. _____, 2008, AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA and REZONING THE SUBJECT PROEPRTY FROM “SU-11” (SPECIAL USE-PUBLIC BUILDINGS & USES) TO “B-5c” (GENERAL BUSINESS WITH CONDITIONS).” (Columbus Municipal Airport) Jeff Bergman. Jeff Bergman along with Rod Blasdel, Airport Director, presented this Ordinance. Jeff indicated that the Columbus Plan Commission met on February 6, 2008 and gave the applicant a favorable recommendation by a vote of 9 in favor and 0 opposed. The applicant was requesting that approximately 2.08 acres be rezoned to B-5c. The Plan Commission recommended a condition regarding the use of the property. Jeff indicated that no members of the public spoke for or against this request at the Plan Commission meeting. Discussion followed. George Dutro moved to place in proper channels. Jesse Brand seconded the motion. The motion passed by a vote of 7 to 0.
- D. First Reading of an Ordinance entitled “AN ORDINANCE NO. _____, 2008, AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY FROM “AG” (AGRICULTURE) TO “I-3c” (HEAVY INDUSTRIAL WITH CONDITIONS).” (Schroer/Jewell Rezoning) Jeff Bergman presented this Ordinance. Jeff indicated the applicant was requesting that an area approximately 36 acres be rezoned to I-3 (Heavy Industrial). The property is generally located on the west side of I-65, north of State Road 58. Jeff presented a power point presentation on the property. He indicated at the February 6, 2008 Plan Commission meeting a favorable recommendation was made by a vote of 9 in favor and 0 opposed. No member of the public spoke for or against this request at the Plan Commission meeting. Brief discussion followed. Ann DeVore moved to place in proper channels. Joe Richardson seconded the motion. The motion passed by a vote of 7 to 0.
- E. First Reading of an Ordinance entitled “ORDINANCE NO. _____, 2008, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “SU-13” (SPECIAL USE-UTILITY INSTALLATIONS).” (Southwestern Bartholomew Water) Jeff Bergman presented this Ordinance. Jeff indicated the applicant was requesting that an area of approximately .37 acres located at the southeast corner of County Roads 550 West and 300 South be rezoned from Agriculture to SU-13 Special Use – Utility Installations. Jeff presented a power point presentation on the property. The property is the proposed site of the water utility’s booster station. Jeff indicated at the February 6, 2008 Plan Commission meeting a favorable recommendation was made by a vote of 9 in favor and 0 opposed. Discussion followed. Joe Richardson moved to place in proper channels. Priscilla Scalf seconded the motion. The motion passed by a vote of 7 to 0.

- F. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2008, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM “SU-5” (SPECIAL USE-CHILDREN’S HOMES AND CHILD CARE INSTITUTIONS) TO “SU-11” (SPECIAL USE-PUBLIC BUILDINGS AND USES).” (Verizon) Jeff Bergman presented this Ordinance. Jeff indicated the applicant was requesting that an area of approximately .18 acres located at the northeast corner of Cherry Street and Illinois Avenue be rezoned from SU-5 (Special Use – Children’s Homes and Child Care Institutions) to SU-11 – Special Use – Public Buildings and Uses) Jeff presented a power point presentation on the property. He indicated Verizon is working with the Bartholomew County Commissioners to replace the existing Emergency Operations Center tower at this location. The new tower would house both Verizon and EOC equipment. It could also serve other users in the future. Jeff indicated at the February 6, 2008 Plan Commission meeting a favorable recommendation was made by a vote of 9 in favor and 0 opposed. Discussion followed. Ann DeVore moved to place in proper channels. Martha Myers seconded the motion. The motion passed by a vote of 7 to 0.
- G. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2008, AN ORDINANCE AMENDING THE 2008 CUMULATIVE CAPITAL FIRE FUND BUDGET FOR THE CITY OF COLUMBUS FIRE DEPARTMENT AND APPROPRIATING ADDITIONAL FUNDS FOR BUDGET YEAR 2008.” Gary Henderson, Fire Chief, presented this Ordinance. He indicated the additional appropriation was necessary in order to spend the proceeds from the sale of Fire Station No. 2 that was sold. He indicated the Council had agreed that the proceeds would go toward the furnishings and construction of the new Fire Station No. 2. Brief discussion followed. George Dutro moved to suspend the rules and pass this Ordinance on first reading. Martha Myers seconded the motion. The motion passed by a vote of 7 to 0. Martha Myers moved to approve the Ordinance. George Dutro seconded the motion. The motion passed by a vote of 7 to 0.
- H. Reading of a Resolution entitled “RESOLUTION NO._____, 2008, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DESIGNATE THE USE OF CERTAIN APPROPRIATIONS IN THE 2008 CAPITAL IMPROVEMENTS BUDGET FOR “B” PRIORITY ITEMS.” Jim Norris - **This Item not heard. It was taken off the Agenda by Council action at the beginning of the Council meeting.**
- I. RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DESIGNATE THE USE OF CERTAIN APPROPRIATIONS IN THE 2008 CAPITAL IMPROVEMENTS BUDGET FOR “B” PRIORITY ITEMS.” Jim Worton – **This Item was not heard. It was taken off the Agenda by Council action at the beginning of the Council meeting.**
- J. Reading of a Resolution entitled “RESOLUTION NO._____, 2008, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DESIGNATE THE USE OF CERTAIN APPROPRIATIONS IN THE 2008 CAPITAL IMPROVEMENTS BUDGET FOR “B” PRIORITY ITEMS.” Steve Ruble, City Engineer, presented this Resolution. He asked that the “B” priority items be

released. Discussion followed. George Dutro moved to approve the Resolution. Priscilla Scalf seconded the motion. The motion passed by a vote of 7 to 0.

IV. Other Business

- A. Standing Committee and Liaison Reports.
- B. Next Regular Scheduled Meeting will be Tuesday, March 4, 2008 at **6:00 P.M.** in Council Chambers.
- C. Adjournment: Jesse Brand moved to adjourn the meeting. Martha Myers seconded the motion. The motion passed by a vote of 7 to 0. The meeting adjourned at 8:22 P.M

Presiding Officer of the Common Council

Attest:

Columbus City Clerk Treasurer